

INSPECTION REPORT



For the Property at:
123 ANYWHERE
ANYPLACE, ON

Prepared for: JOHN SMITH
Inspection Date: Tuesday, January 6, 2009
Prepared by: Richard Hutchinson



Integrity Home Inspection
321A Platt Rd. RR2
Frankford, ON K0k 2C0
613-398-8556
Fax: 866-559-5578
www.integrityhomeinspection.ca
integrityhi@xplornet.com

Home inspections is our full time job, helping people is our passion.



January 14, 2009

Dear John Smith,

RE: Report No. 1054
123 Anywhere
Anyplace, ON

Thank you for choosing us to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home. Please visit our website at your convenience www.myinspectioncompany.com and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.
Sincerely,

Richard Hutchinson
on behalf of
Integrity Home Inspection

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INVOICE

January 14, 2009

Client: John Smith

Report No. 1054

For inspection performed at:

123 Anywhere

Anyplace, ON

on: Tuesday, January 6, 2009

Home inspection

\$350.00

GST

\$17.50

Total

\$367.50

Paid In Full

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INSPECTION AGREEMENT

123 Anywhere, Anyplace, ON January 6, 2009

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PARTIES TO THE AGREEMENT

Company

Integrity Home Inspection
321A Platt Rd. RR2
Frankford, ON K0k 2C0

Client

John Smith
321 Flat Rd.
Frankton, ON

This is an agreement between John Smith and Integrity Home Inspection.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our National Association. A copy of these Standards is available at <http://www.inspectionscope.com/ll/>.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

If you are satisfied with our service please tell your friends. If you are not satisfied please tell us.

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Report No. 1054

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Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

The liability of the Home Inspector (and the Home Inspection Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection, or \$1,000.00, whichever is greater.

Client's Name: _____

Present Address: _____

If you are satisfied with our service please tell your friends. If you are not satisfied please tell us.

INSPECTION AGREEMENT

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Phone: _____

Email Address: _____

I, **John Smith (Signature)** _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

If you are satisfied with our service please tell your friends. If you are not satisfied please tell us.

SUMMARY

123 Anywhere, Anyplace, ON January 6, 2009

Report No. 1054

www.integrityhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Note: For the purpose of this report the building is considered to be facing **East**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

Sloped roof flashings \ Roof/wall flashings

Condition: • [Damage, loose, open seams, patched](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Southeast Exterior Wall Addition

Task: Repair or replace

Time: Immediate

Cost: Depends on work needed - Not determined

Exterior

Roof drainage \ Gutters

Condition: • [Missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Provide

Time: Immediate

Cost: Major - Not determined

Walls \ Soffits and fascia

Condition: • [Loose or missing pieces](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering house

Location: East Second Floor

Task: Repair or replace

Time: Less than 1 year

Cost: Depends on work required

Heating

Gas hot water boiler \ Life expectancy

Condition: • [Old](#)

Implication(s): Equipment failure | No heat for house

Location: Center Basement

Task: Upgrade

Time: Unpredictable

Cost: Major - Not determined

SUMMARY

123 Anywhere, Anyplace, ON January 6, 2009

Report No. 1054

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EXTERIOR

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INSULATION

PLUMBING

INTERIOR

REFERENCE

Interior

Windows \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Cosmetic defects

Location: West Second Floor Bedroom

Task: Repair or replace

Time: Discretionary

Cost: Depends on approach - Not determined

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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INSULATION

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DESCRIPTION

Sloped: • [Asphalt](#)

Probability of leakage: • Medium

LIMITATIONS

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Snow/ice/frost

Inspection performed: • By walking on roof

RECOMMENDATIONS

Sloped roofing \ Asphalt shingles

Condition: • [Multiple layers](#)

Implication(s): Shortened life expectancy of material

Location: East Addition

Task: Correct

Time: When remodelling

Cost: Depends on work needed - Not determined

Sloped roof flashings \ Roof/wall flashings

Condition: • [Damage, loose, open seams, patched](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Southeast Exterior Wall Addition

Task: Repair or replace

Time: Immediate

Cost: Depends on work needed - Not determined



1.

EXTERIOR

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Report No. 1054

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SUMMARY

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from house](#) • [Flat](#)

Wall surfaces - wood: • [Hardboard, plywood or OSB](#)

Wall surfaces - masonry: • [Brick](#)

Driveway: • Asphalt

Walkway: • Concrete

Exterior steps: • Concrete

LIMITATIONS

Inspection limited/prevented by: • Poor access under steps, deck, porch

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

RECOMMENDATIONS

Roof drainage \ Gutters

Condition: • [Missing](#)

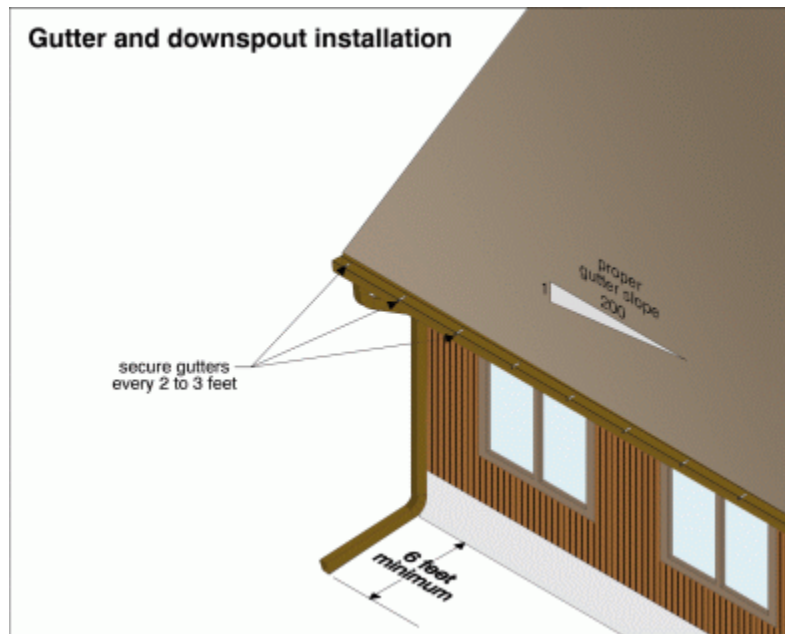
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Provide

Time: Immediate

Cost: Major - Not determined



[Click on image to enlarge.](#)

Roof drainage \ Downspouts

Condition: • [Downspouts end too close to building](#)

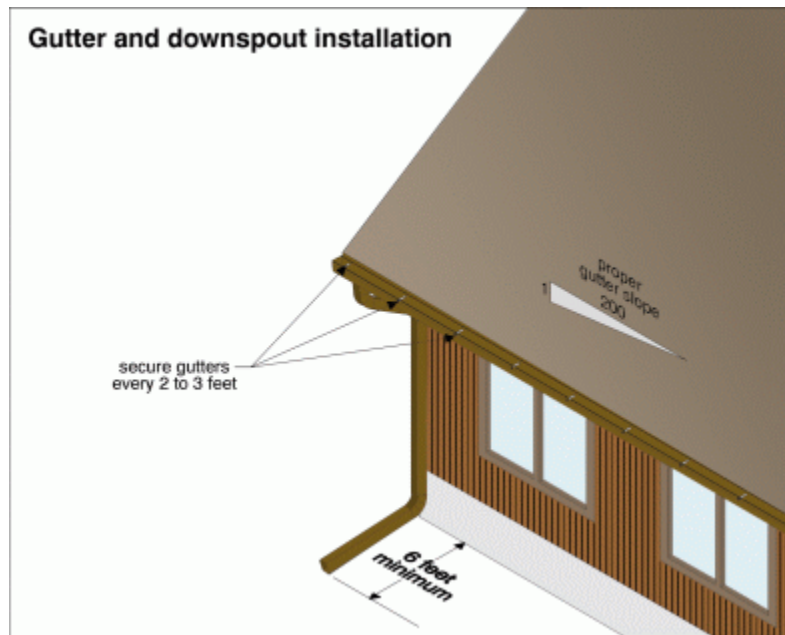
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: South Exterior

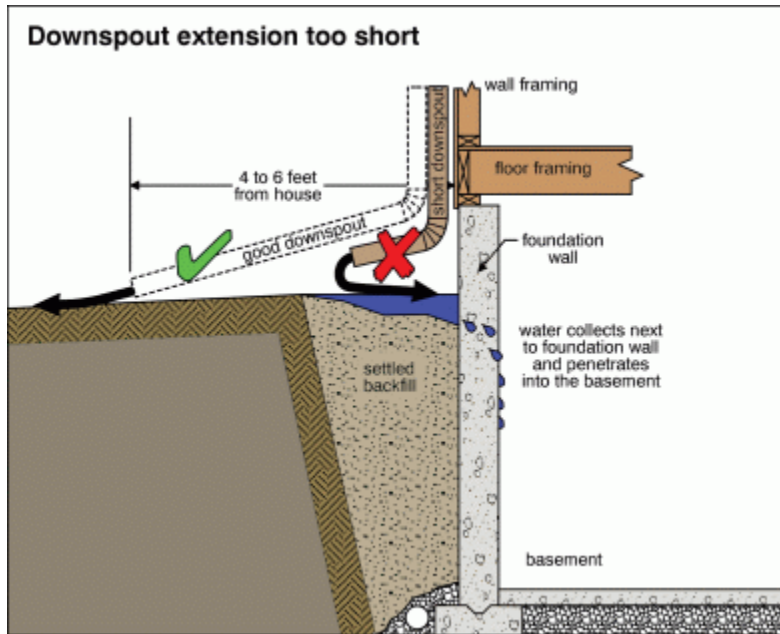
Task: Correct

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



Click on image to enlarge.

Walls \ Soffits and fascia

Condition: • [Loose or missing pieces](#)

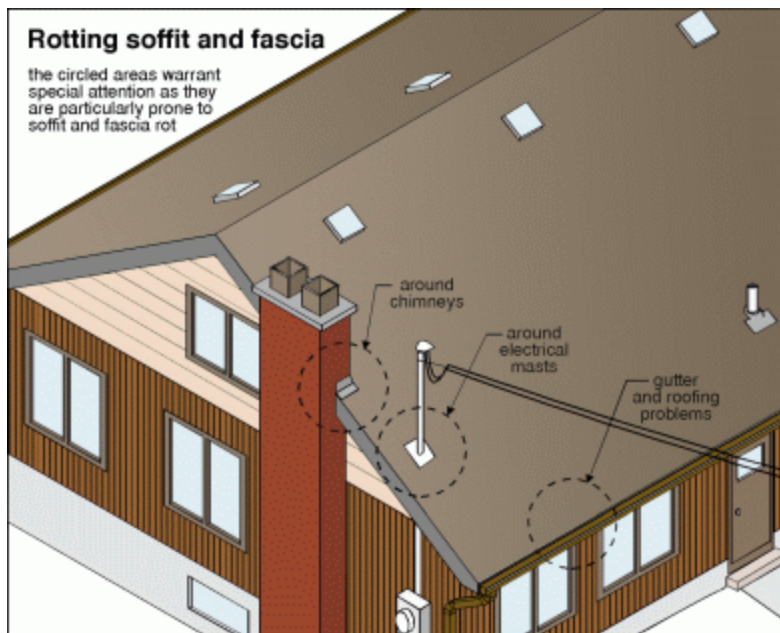
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering house

Location: East Second Floor

Task: Repair or replace

Time: Less than 1 year

Cost: Depends on work required



Click on image to enlarge.

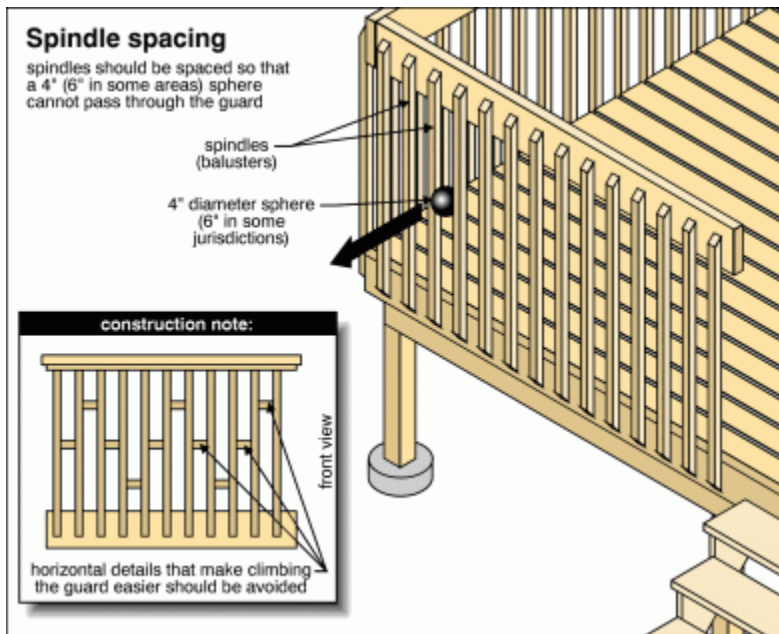


2.

Porches, decks, steps, patios and balconies \ Handrails and guards

Condition: • [Spindles missing](#)

Implication(s): Fall hazard



[Click on image to enlarge.](#)

STRUCTURE

123 Anywhere, Anyplace, ON January 6, 2009

Report No. 1054

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

Configuration: • [Basement](#) • [Crawl space](#)

Foundation material: • [Masonry block](#) • [Stone](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#) • [Wood frame, brick veneer](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • Plank sheathing

LIMITATIONS

Inspection limited/prevented by: • New finishes/paint

Attic/roof space: • Inspected from access hatch

Crawl space: • Entered but access was limited

Percent of foundation not visible: • 80 %

ELECTRICAL

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Report No. 1054

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

Service entrance cable and location: • [Overhead copper](#)

Service size: • [150 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [150 Amps](#)

Main disconnect/service box type and location: • [Breakers - first floor](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution panel rating: • [150 Amps](#)

Distribution panel type and location: • [Breakers - first floor](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets: • [Grounded - upgraded](#)

Smoke detectors: • [Present](#)

LIMITATIONS

System ground: • Continuity not verified • Quality of ground not determined

HEATING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

Fuel: • [Gas](#)

System type: • [Boiler](#) • Electric baseboard heaters

Heat distribution: • [Radiators](#) • [Baseboards](#)

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [Old](#)

Failure probability: • [High](#)

Main fuel shut off at: • Exterior wall

Chimney: • [Metal](#)

LIMITATIONS

Heat exchanger: • Not visible

RECOMMENDATIONS

Gas hot water boiler \ Life expectancy

Condition: • [Old](#)

Implication(s): Equipment failure | No heat for house

Location: Center Basement

Task: Upgrade

Time: Unpredictable

Cost: Major - Not determined

INSULATION AND VENTILATION

123 Anywhere, Anyplace, ON January 6, 2009

Report No. 1054

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

Attic/roof insulation material: • [Glass fiber](#) • [Cellulose](#)

Attic/roof insulation amount: • [R-20](#)

Attic/roof ventilation: • [Roof vent](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount: • [R-12](#)

Foundation wall insulation amount: • [None found](#)

Crawlspace ventilation: • [Into basement](#)

Air/vapor barrier: • [None found](#)

LIMITATIONS

Attic inspection performed: • From access hatch

Crawl space inspection performed: • By entering space, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

PLUMBING

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Report No. 1054

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

Water supply source: • [Public](#)

Service piping into house: • [Copper](#)

Supply piping in house: • [Copper](#) • [Plastic](#)

Main shut off valve at the: • [Basement](#)

Water flow (pressure): • [Functional](#) • [Typical for neighborhood](#)

Water heater fuel: • [Gas](#)

Water heater type: • [Induced draft](#)

Tank capacity: • [189 liters](#)

Water heater approximate age: • [6 years](#)

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

Waste piping in house: • [Plastic](#) • [Cast Iron](#)

Pumps: • [Sump pump](#)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

Major wall and ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#)

Glazing: • [Double](#)

Exterior doors: • [Metal](#) • [Storm](#)

LIMITATIONS

Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum • Carbon monoxide detectors • Security systems and intercoms • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Percent of foundation not visible: • 50 %

Basement leakage: • Storage in basement severely limited inspection

RECOMMENDATIONS

Windows \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Cosmetic defects

Location: West Second Floor Bedroom

Task: Repair or replace

Time: Discretionary

Cost: Depends on approach - Not determined

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)